

Key: 6368

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.074

LEGALS

LAND

DETACHED

BUILDING

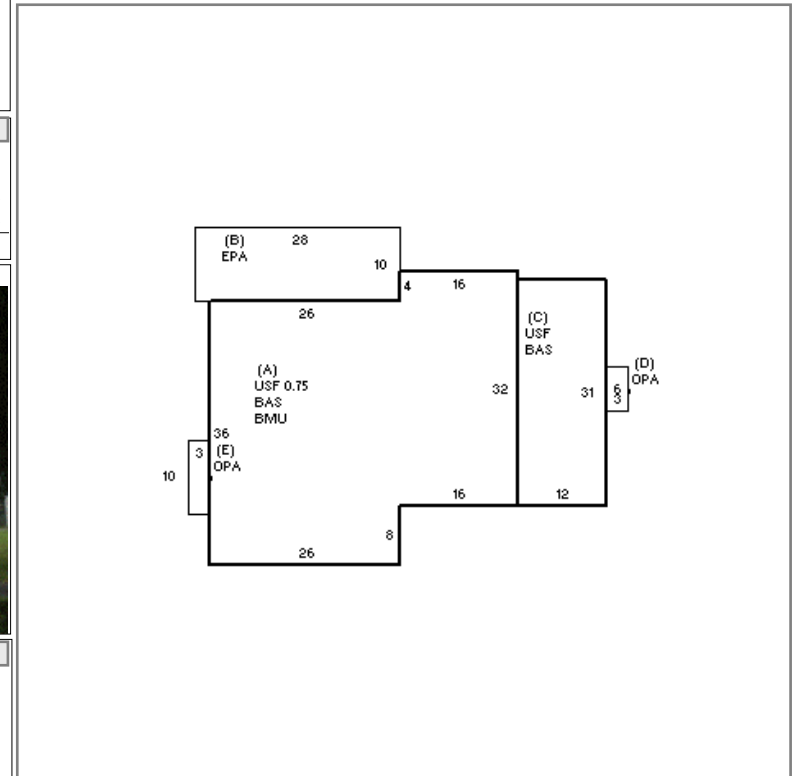
CURRENT OWNER				PARCEL ID				LOCATION			
DOHERTY MARTIN JOHN TR & RITA FRANCES TR 50 KENT ST SCITUATE, MA 02066				55-3-9-0				50 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOHERTY MARTIN JOHN TR & DOHERTY MARTIN J & RITA				07/12/2016	F	1 47166-240		1 46749-277			
DOHERTY MARTIN JOHN TR &				03/30/2016	F	1 46749-277		1 46491-141			
DOHERTY MARTIN JOHN TR &				01/14/2016	F	1 46491-141					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
93-556	09/20/1993	7	OTHERS		08/28/2023	JD	100	100
93-214	04/29/1993	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,981	HBR 1.00	100	1.00	100	1.00	616,000	1.25	100	1.00	549,750

TOTAL	30,971 SF	ZONING		FRNT	340	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	549,800	464,100		
Inf1	FACTOR 100		BUILDING	301,700	205,500			
Inf2	PHY 100		DETACHED	9,300	9,400			
			OTHER	0	0			
TOTAL			860,800	679,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	70 0.30 22X22		484	51.62	7,500
ASH	A	1.00	50 0.50 18X10		180	6.80	600
APO	A	1.00	50 0.50 30X16		30	80.70	1,200



BUILDING	CD	ADJ	DESC	MEASURE	8/28/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/28/2023	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/17/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1837	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	793,818		
NET AREA	3,278	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,448		42.98	62,241	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,458	1837	199.45	290,805	EXTERIOR	P		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	280		90.20	25,256	INTERIOR	P		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,820	1837	219.33	399,175	KITCHEN	P		
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	48		51.50	2,472	BATHS	P		
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	O			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	A			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1953 / 69
																		COND	62 %
																		FUNC	0
																		ECON	0
																		DEPR	62 % GD 38
																		RCNLD	\$301,700